

**REVENUE: No revenue impact**

**FISCAL: No fiscal impact**

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<b>Action:</b>	Do Pass as Amended and Be Printed Engrossed
<b>Vote:</b>	8 - 0 - 0
<b>Yeas:</b>	Barnhart, Berger, Freeman, Garrett, Holvey, Wingard, Hunt, Olson
<b>Nays:</b>	-
<b>Exc.:</b>	-
<b>Prepared By:</b>	Jim Stembridge, Administrator
<b>Meeting Dates:</b>	5/23

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**WHAT THE MEASURE DOES:** Modifies provisions regulating communities governed by declarations. Provides process for removing board directors by owners. Provides process to obtain lenders' approval when required. Provides that easement may be granted over a limited common element of condominium when five or more units are affected. Allows governing board to impose conditions for approval to change appearance of unit. Allows executive session to be closed to owners if purpose is to consult with legal counsel on any issue, not restricted to specified matters.

**ISSUES DISCUSSED:**

- Use of meeting recordings
- Surreptitious recordings
- Concept of disclosure of recordings, similar to current provisions on recording of telephone conversations
- Impact of recordings on participation and the rate of vacant positions because no one wants to serve

**EFFECT OF COMMITTEE AMENDMENT:** Deletes provisions authorizing board of directors to restrict or prohibit recording of meetings.

**BACKGROUND:** There are three primary features that distinguish owners of planned communities or condominiums from traditional forms of home ownership: 1) Owners become members of the association and must abide by covenants, conditions and restrictions; 2) Owners share ownership or right to use common land and have access to amenities; and 3) Owners pay assessments for upkeep of common areas.

The number of owners in planned communities is growing in the United States and Oregon, partly because local jurisdictions are reducing costs by having new developments provide for the creation of a homeowners association that will own and maintain open spaces and streets.